



Oakland Close, Freeland

Breckon & Breckon  
est. 1947

# 7 Oakland Close

Freeland OX29 8AX

Tucked away in a quiet cul-de-sac in the attractive village of Freeland which lies about five miles north-east of Witney, this beautifully presented family home offers light filled living space across two floors. The dual-aspect sitting room is a delight with bay window and feature fireplace, a wonderful space to relax which in turn flows through to the sizeable dining room ideal for family entertaining. The sunny conservatory enjoys an outlook across the delightful garden. Positioned at the rear a superb kitchen offers a wide range of modern units and opens to a breakfast area filled with natural light through doors out to the garden. There is a cloakroom and utility just off the kitchen. Four double bedrooms and two bathrooms sit on the first floor along with access to a large loft room over the garage which is a great home office/studio space.

Set with low maintenance in mind the sunny rear garden offers a great deal of seclusion and privacy with lawn, mature trees and planting plus seating area ideal for alfresco dining, this wonderful garden complements the inside space perfectly. The driveway parking and double garage to the front are additional attributes.



South Westerly

**Guide Price: £865,000**



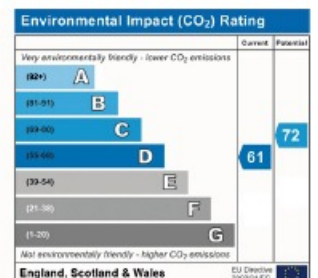
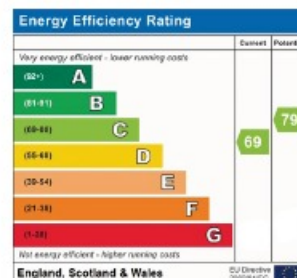




**Council Tax:**  
Band F - £3,344.77

**Parking**  
Double garage & driveway

**Local Authority**  
West Oxfordshire District Council



IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

# “Agent's comment”

*Properties in Freeland are always popular and Oakland Close is a delightful, quiet cul-de-sac close to the heart of this thriving community.*

*Offering in total 2,424 sq ft of living accommodation, it flows beautifully and swathes of natural light fill the whole space. The garden is a real delight with mature trees and shrubs, alfresco dining is an absolute must.*

*There is an excellent primary school in the village also in Long Hanborough with secondary education in Eynsham, Woodstock and Witnev.*

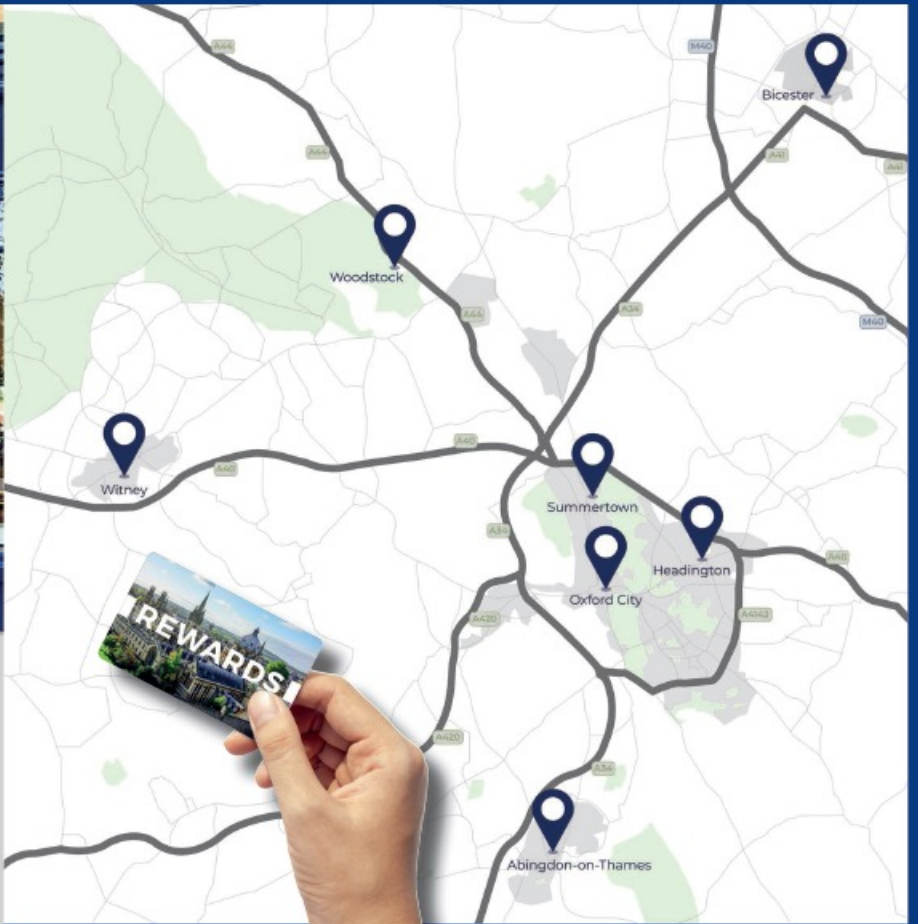


## 7 Oakland Close

Approximate Gross Internal Area = 225.2 sq m / 2424 sq ft (Including Garage)



Illustration for identification purpose only, measurements approximate, and not to scale.



## Our network of offices across Oxfordshire

Every office has access to every buyer registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

### Witney Sales

10 Market Square  
Witney  
Oxfordshire  
OX28 6BB

t: 01993 776775  
e: witney@breckon.co.uk



FROM LEFT: Alexander Chappell, Julia Briggs, Sarah Thomas, Madison Peedell, John Bouwer

## BRECKON REWARDS

Scan to find out more!



naea  
propertymark

PROTECTED

### Summertown

t: 01865 310300 (sales)  
t: 01865 201111 (letting)  
e: summertown@breckon.co.uk

### Oxford City Centre

t: 01865 244735 (sales)  
t: 01865 201111 (letting)  
e: post@breckon.co.uk

### Headington

t: 01865 750200 (sales)  
t: 01865 763999 (letting)  
e: headington@breckon.co.uk

### Abingdon-on-Thames

t: 01235 550550 (sales)  
t: 01235 554040 (letting)  
e: abingdon@breckon.co.uk

### Woodstock

t: 01993 811881 (sales)  
t: 01993 810100 (letting)  
e: woodstock@breckon.co.uk

### Bicester

t: 01869 242423 (sales & letting)  
e: bicester@breckon.co.uk

### New Homes

t: 01865 261222  
e: newhomes@breckon.co.uk

### Land Team

t: 01865 558999  
e: land@breckon.co.uk

### Letting and Property Management

t: 01865 201111  
e: lettings@breckon.co.uk

### Creative Department

t: 01865 310300  
e: creative@breckon.co.uk

Breckon & Breckon

est. 1947